

Application No: 11/1662C

Location: LAND OFF ALEXANDRIA WAY, CONGLETON BUSINESS PARK,
CONGLETON, CW12 1LB

Proposal: Erection of 1 No. 3 Storey Extension to Gladman House and 9 No. 2
Storey Detached Offices. Plus Associated Parking, Bin Stores, Air
Conditioning Units and Services.

Applicant: Mr Kevin Edwards, Gladman Developments

Expiry Date: 25-Aug-2011

SUMMARY RECOMMENDATION: Approve with conditions

MAIN ISSUES:

- Principle of the Development
- Design and Scale
- Amenity
- Landscaping
- Ecology

REASON FOR REFERRAL

This application is only before Southern Planning Committee as it is for a small scale major development.

DESCRIPTION AND SITE CONTEXT

The application site comprises field 1.4 hectares in size. It is situated north of the existing business park, with the 'Airbags' factory to the west, a farm to the east and open countryside to the south. The site is designated as being within the settlement zone line of Congleton and as an employment commitment.

DETAILS OF PROPOSAL

This application seeks consent for the a three storey extension to Gladman House and the erection of 9, two storey detached office buildings, with associated parking, bin stores, air conditioning units and services.

RELEVANT HISTORY

07/0347/FUL 2007 Approval for erection of 3 storey extension to Gladman House and 8, two storey detached offices and associated services

30543/3 1999 Approval for extension to time limit for 23829/1

23829/1 1995 Outline approval for industrial park with B1, B2 and B8 uses.

POLICIES

National Guidance

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPS7 Sustainable Development in Rural Areas
PPS9 Biological & Geological Conservation
PPG13 Transport
PPS22 Renewable Energy
PPS23 Planning and Pollution Control
PPG24 Planning and Noise

Regional Spatial Strategy

DP1 Spatial Principles
DP2 Promote Sustainable Communities
DP3 Promote Sustainable Economic Development
DP4 Making the Best Use of Existing Resources and Infrastructure
DP5 Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility
DP7 Promote Environmental Quality
DP9 Reduce Emissions and Adapt to Climate Change
RDF1 Spatial Priorities
RT2 Managing Travel Demand
RT9 Walking and Cycling
EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

Congleton Local Plan 2005

PS5 Towns
GR1 General Criteria for Development
GR2 Design
GR4 & GR5 Landscaping
GR6 Amenity
GR7 & GR8 Pollution
GR9 Accessibility, Servicing and Parking Provision
GR18 Traffic Generation
GR19 Infrastructure
NR2 & NR5 Nature Conservation
E3 Employment Development in Towns

OTHER MATERIAL CONSIDERATIONS

Written Ministerial Statement: Planning for Growth (23rd March 2011)

The Minister of State for Decentralisation issued this statement on 23rd March 2011 and advice from the Chief Planner, Steve Quartermain states that it is capable of being regarded as a material consideration. Inter alia it includes the following:

“When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant – and consistent with their statutory obligations – they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after recent recession;*
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;*
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased customer choice, more viable communities and more robust local economies(which may, where relevant, include matters such as job creation and business productivity);*
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;*
- (v) ensure that they do not impose unnecessary burdens on development.*

The Government has also stated that there should be a presumption in favour of sustainable development, this states inter alia that: *“There is a presumption in favour of sustainable development at the heart of the planning system, which should be central to the approach taken to both plan-making and decision-taking. Local planning authorities should plan positively for new development, and approve all individual proposals wherever possible.”*

CONSIDERATIONS

Highways:

None received at the time of report writing.

Environment Agency

No objection subject to conditions relating to flood prevention.

United Utilities

No objection subject to conditions relating to drainage.

Environmental Protection:

Recommend conditions relating to contaminated land and noise during the construction period, hours of operation and noise levels when operational.

VIEWS OF TOWN/PARISH COUNCIL

No objection.

OTHER REPRESENTATIONS

One representation has been received from the occupier of Home Farm, Hulme Walfield, requesting that a tree screen, as required by the original planning permission for the business park, be conditioned on this application.

KEY ISSUES

Principle of the Development

The site is contained within the settlement zone line of Congleton where there is a presumption in favour of development. It was also identified as an employment commitment in the local plan. In 2007 an application was approved for an extension to Gladman House and the erection of 8 office buildings at the site (07/0347.FUL), and this scheme is almost identical except for the units at the southern side of the access to the site, which was previously shown as one larger unit. The proposal is therefore considered to be acceptable in principle.

Design and Scale

The proposed three-storey extension to Gladman House would be attached to the northern side elevation of the existing building and would alter the shape of the building from an 'L' shape to a 'T' shape. It would be 25.5 metres in length, 14.5 metres wide with a roof height the same as the existing building. The design and materials would mirror those on the existing building and are considered to be acceptable.

The 9 two-storey office units would be of a conventional hipped roof design and would comprise two different types. The G2K units would be a semi-detached office unit housing two offices with full height glazing to the entrance lobbies and stairwells with individual windows positioned evenly around the remainder of the building to both ground and first floor. The facing materials would be brickwork and roof tiles to match the existing development to

the south. The G5K units would be 'T' shaped, with full very similar glazing to the G2K units and again with facing materials to match the existing development to the south.

It is considered that the design and scale of the proposed development is acceptable and would sit well within the site and the local area in compliance with Policies GR1 and GR2.

Amenity

The nearest residential properties to the site are in excess of 100 metres away, therefore it is not considered that the proposed buildings would have any adverse impact in terms of privacy or overshadowing.

The site is within 250 metres of a known landfill site and as such Environmental Protection have recommended a condition requiring a Phase II contaminated land investigation to be carried out in order to protect the end users of the site. In addition they also recommend conditions to protect nearby properties from noise during the construction process and when operational and hours of operation. All but one of these conditions are considered to meet the six tests in Circular 11/95 however it is not considered that restricting the hours of

operation of these office buildings would be reasonable given the distance that would be maintained between them and nearby residential properties.

Landscaping

The original outline approval at the site required a landscaped buffer strip with a belt of screen planting and it is considered that this proposal should also include this requirement. To this end it is recommended that conditions be imposed requiring the submission and implementation of a landscaping scheme.

Ecology

With regard to ecological issues, a report was submitted with the application and subsequently further surveys were carried out. The survey recommends that the hedgerow on the northern boundary be retained and a 2m buffer provided adjacent to it. As such it is recommended that a condition be imposed requiring this and in addition on to protect birds during the breeding season.

CONCLUSIONS

In conclusion, the site is within the settlement zone line of Congleton in the adopted local plan and the proposed development complies with the relevant policies contained within that document, in relation to employment development, design, amenity, highway safety and ecology. It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION:

Approve subject to the following conditions:

- 1. Time limit**
- 2. Development in accordance with the approved plans**
- 3. Prior approval of materials**
- 4. Submission and approval of landscaping scheme**
- 5. Implementation of approved landscaping scheme**
- 6. Submission/approval/implementation of a scheme of boundary treatments**
- 7. Submission/approval/implementation of details of 20 secured cycle stands**
- 8. Submission/approval/implementation of a travel plan**
- 9. Submission/approval of a Phase II contaminated land survey**
- 10. Hours of construction**
- 11. Details of piling**
- 12. Noise levels**
- 13. Protection of birds during the breeding season**
- 14. Retention of hedgerow and provision of 2m buffer on the northern boundary**

